

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Bridletrails/68
Previous Physical Inspection: Sub 3 1997
Sub 4 1998

Sales - Improved Summary:

Number of Sales: 308
Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$167,600	\$258,900	\$426,500	\$468,300	91.1%	8.78%
2002 Value	\$183,900	\$279,500	\$463,400	\$468,300	99.0%	8.64%
Change	+\$16,300	+\$20,600	+\$36,900		+7.9%	-0.14%
% Change	+9.7%	+8.0%	+8.7%		+8.7%	-1.59%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.14% and -1.59% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$166,900	\$256,100	\$423,000
2002 Value	\$183,200	\$276,800	\$460,000
PercentChange	+9.8%	+8.1%	+8.7%

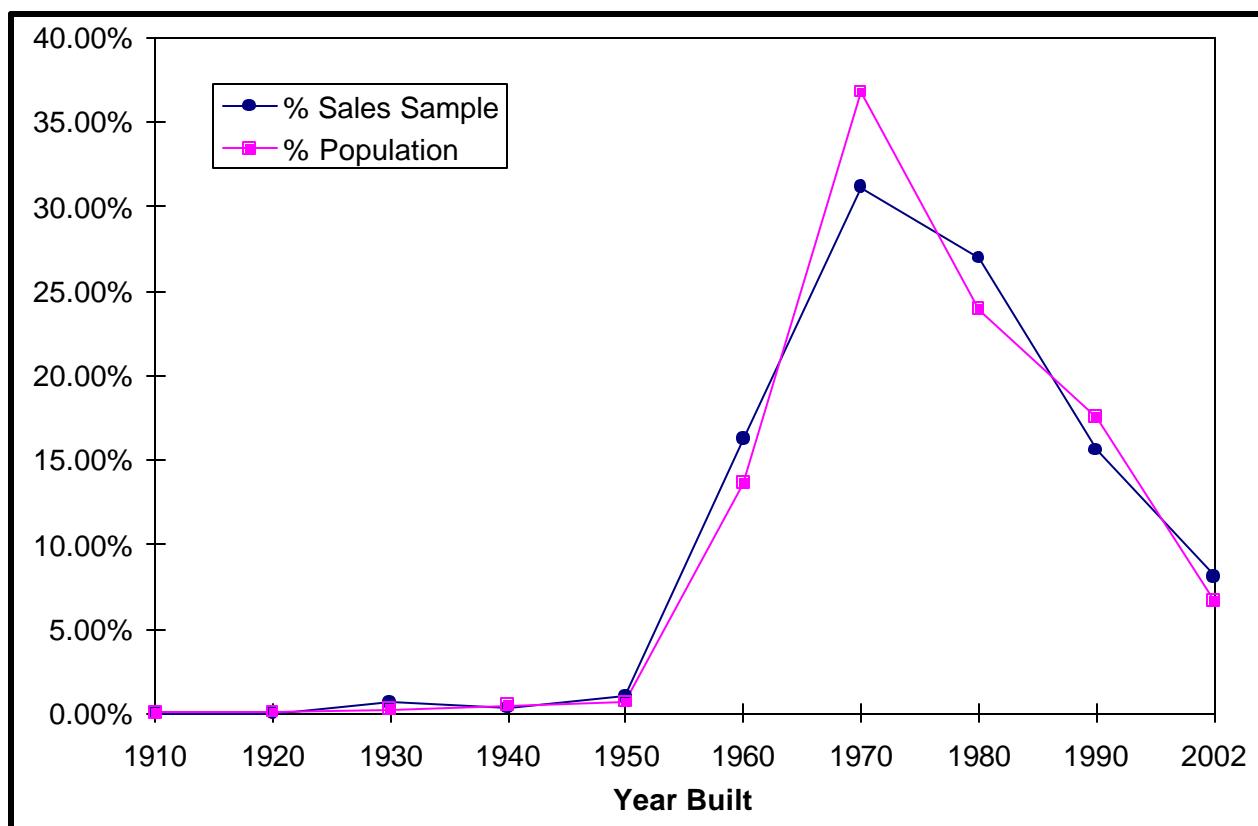
Number of improved Parcels in the Population: 3349

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The analysis results showed that Grade 7's needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 7's received a lesser upward adjustment. The formula adjusts for this difference thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	0	0.00%	1910	1	0.03%
1920	0	0.00%	1920	3	0.09%
1930	2	0.65%	1930	8	0.24%
1940	1	0.32%	1940	15	0.45%
1950	3	0.97%	1950	23	0.69%
1960	50	16.23%	1960	456	13.62%
1970	96	31.17%	1970	1232	36.79%
1980	83	26.95%	1980	802	23.95%
1990	48	15.58%	1990	587	17.53%
2002	25	8.12%	2002	222	6.63%
	308			3349	

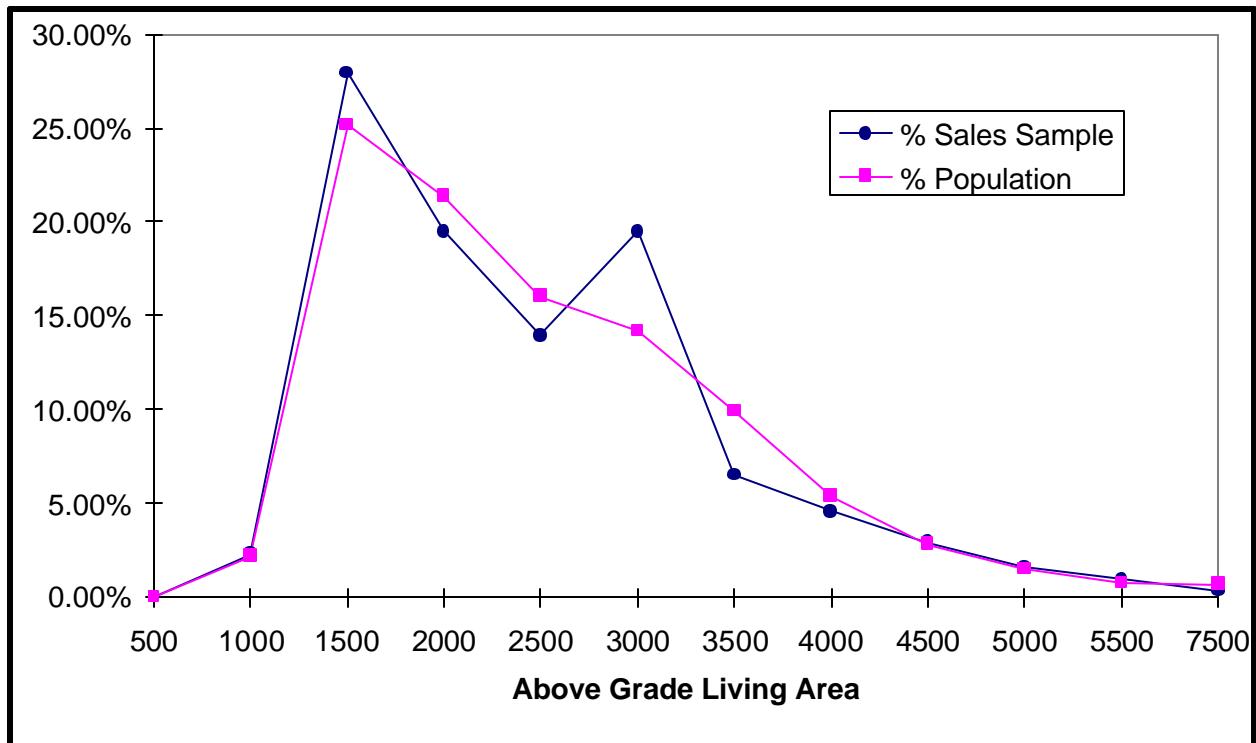


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	7	2.27%
1500	86	27.92%
2000	60	19.48%
2500	43	13.96%
3000	60	19.48%
3500	20	6.49%
4000	14	4.55%
4500	9	2.92%
5000	5	1.62%
5500	3	0.97%
7500	1	0.32%
	308	

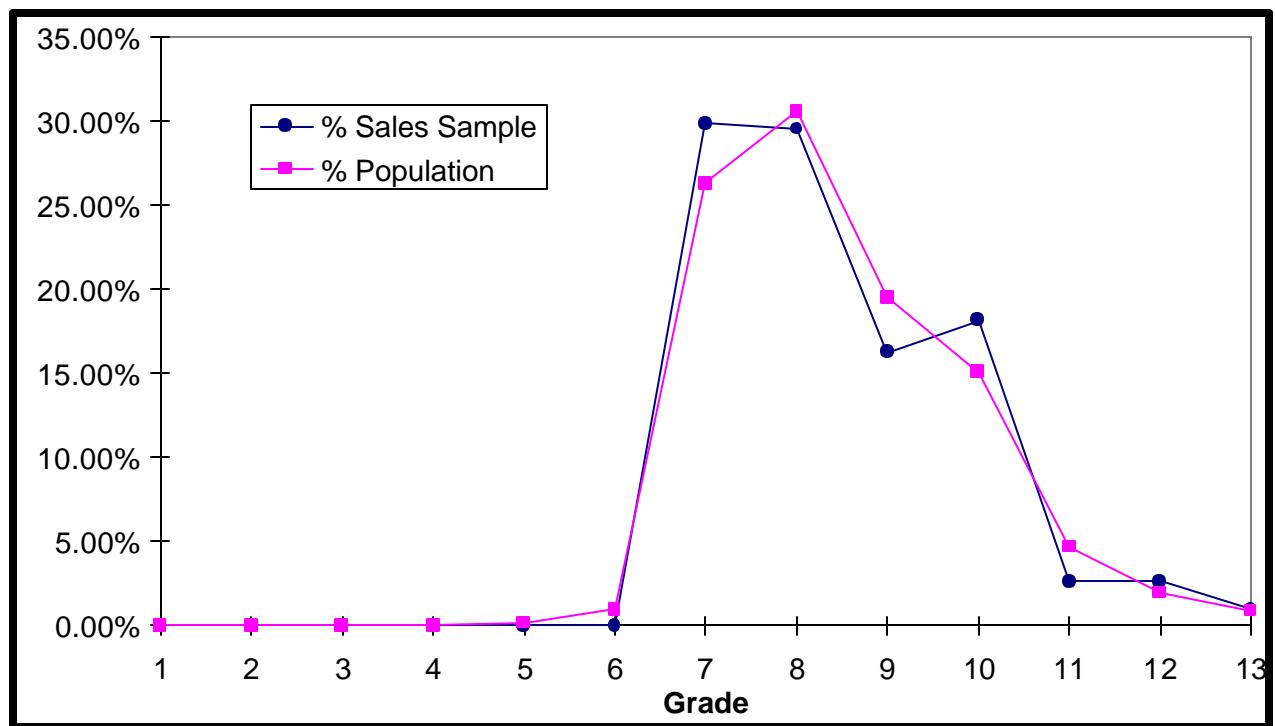
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	73	2.18%
1500	843	25.17%
2000	716	21.38%
2500	537	16.03%
3000	475	14.18%
3500	332	9.91%
4000	180	5.37%
4500	94	2.81%
5000	51	1.52%
5500	25	0.75%
10000	23	0.69%
	3349	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

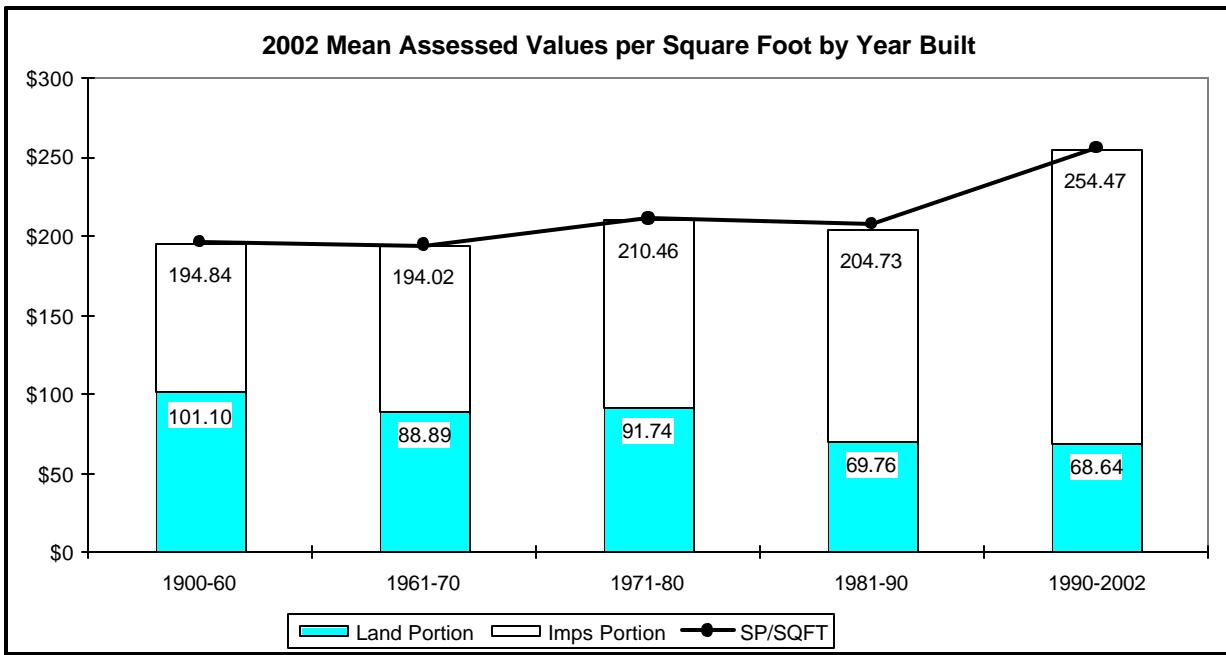
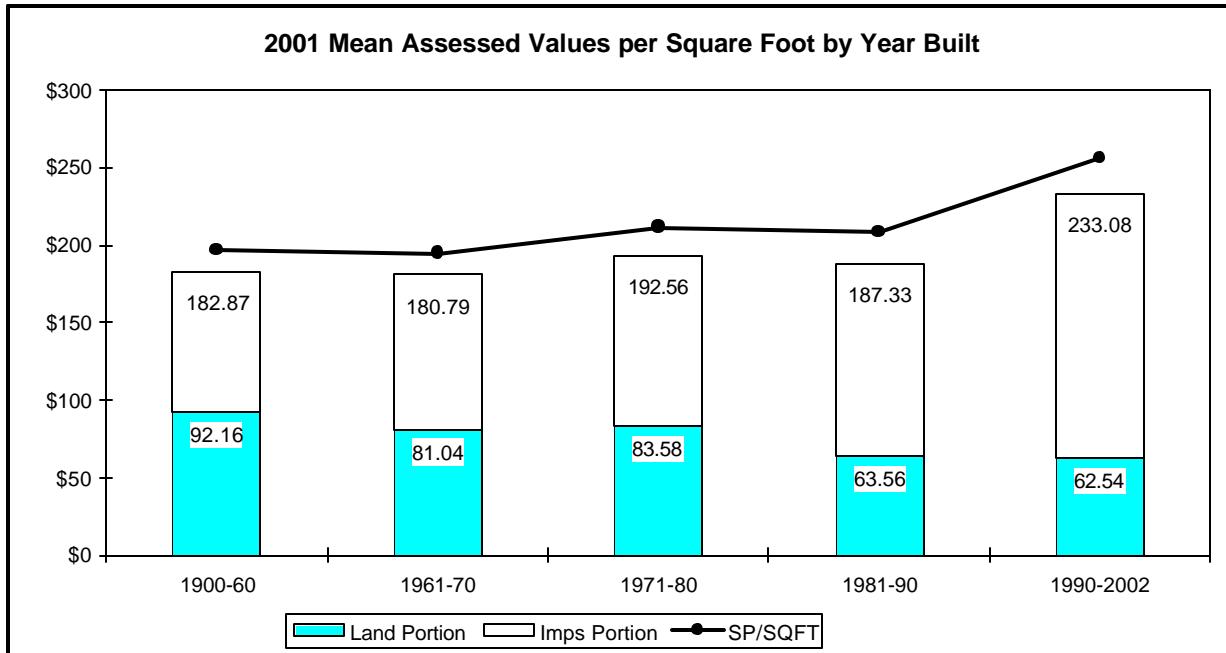
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	5	0.15%
6	0	0.00%	6	31	0.93%
7	92	29.87%	7	881	26.31%
8	91	29.55%	8	1025	30.61%
9	50	16.23%	9	653	19.50%
10	56	18.18%	10	505	15.08%
11	8	2.60%	11	156	4.66%
12	8	2.60%	12	64	1.91%
13	3	0.97%	13	29	0.87%
	308			3349	



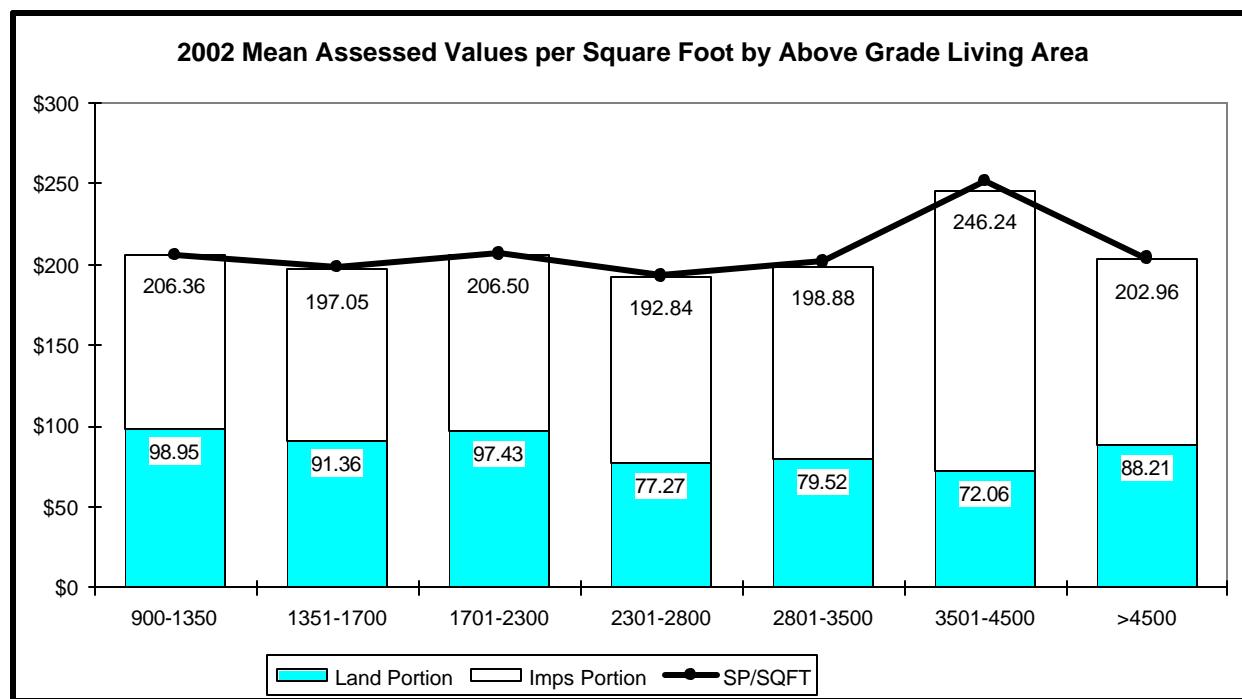
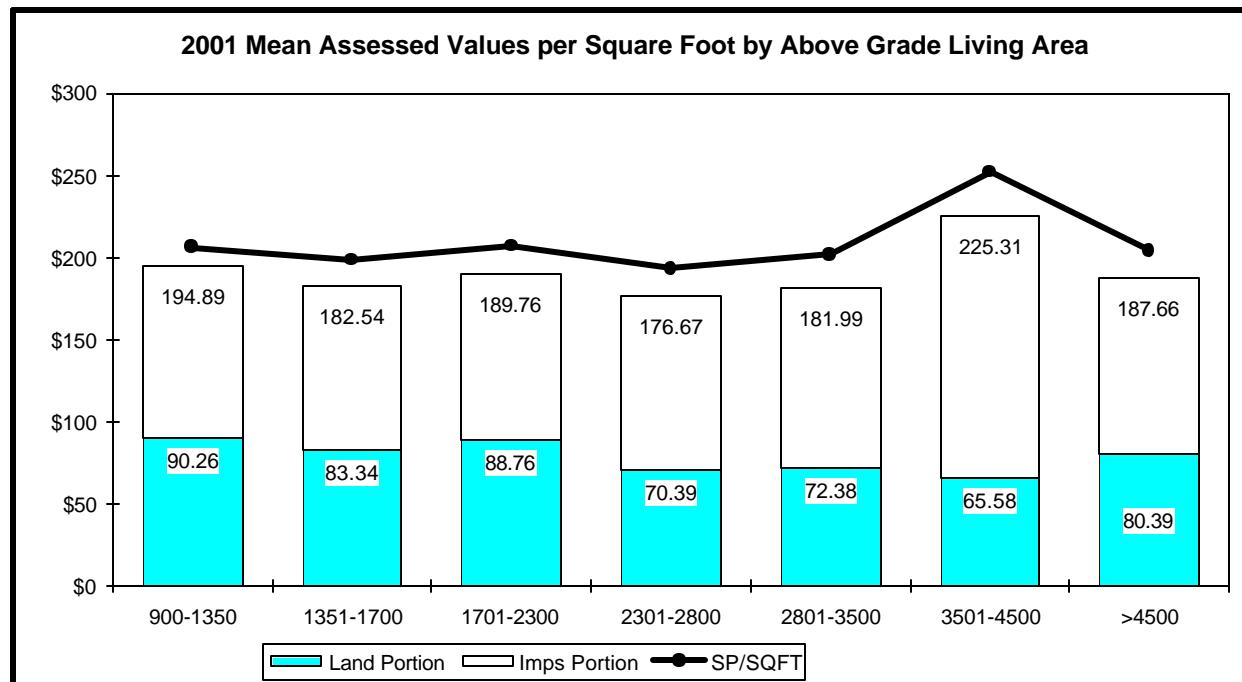
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



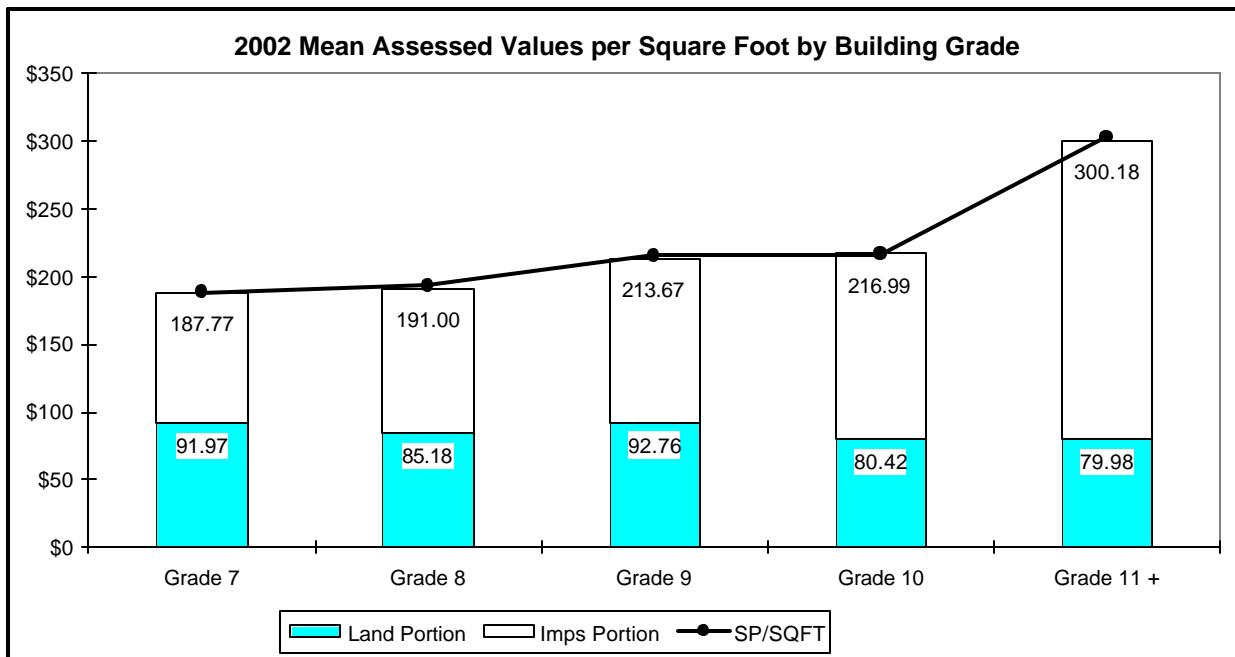
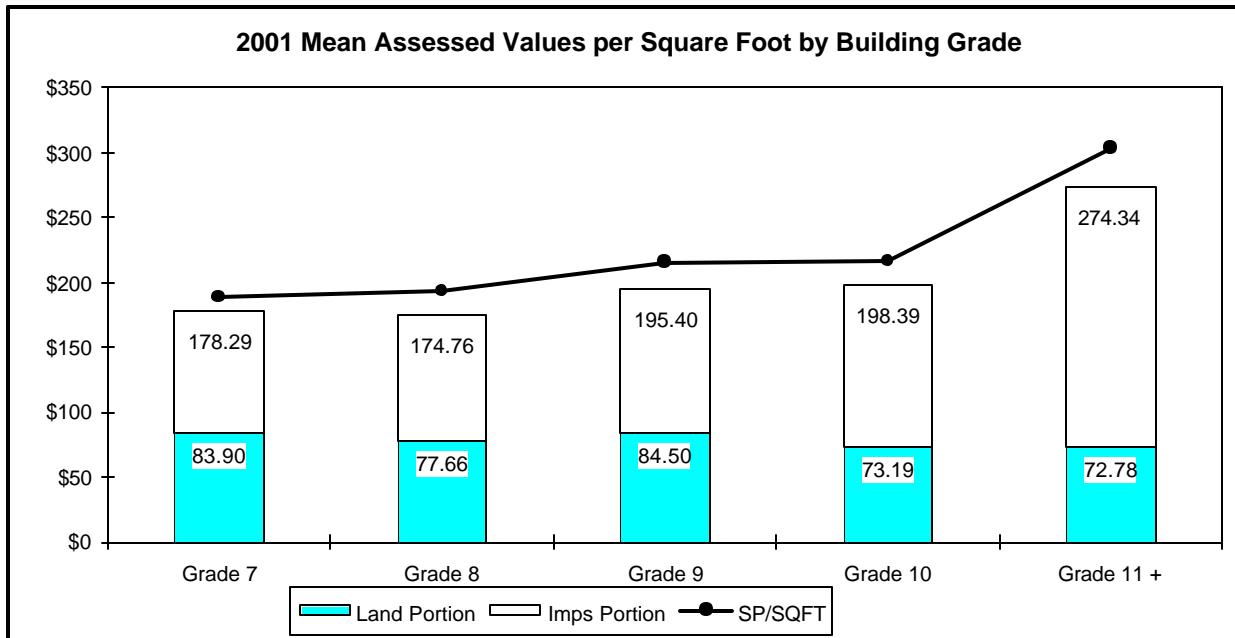
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

Based on the 6 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall +9.8% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

$$\text{2002 Land Value} = \text{2001 Land Value} \times 1.10, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 308 usable residential sales in the area.

Improved Parcel Update (continued)

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis revealed that Grade 7's needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 7's received a lesser upward adjustment. The formula adjusts for this difference thus improving equalization.

The derived adjustment formula is:

$$2002 \text{ Total Value} = 2001 \text{ Total Value} / (.9135637 + (.0339113 \text{ if Grade is 7}))$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvements % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value * 1.08)

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, then the Improvements % Change as indicated by the sales sample is used to arrive at a new total value (2002 Land Value + Previous Improvement Value * 1.08).

*If parcel is a single family residence on commercially zoned land the derived adjustment formula is applied.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvements % Change indicated by the sales sample. **“2002 Total Value = 2001 Total Value x 1.08 (rounded down)”**. The resulting improvement value is calculated as follows:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 68 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.46%

Grade_7	Yes
% Adjustment	-3.92%

Comments

The 9.46% adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 7 would *approximately* receive a +5.54% upward adjustment (9.46% - 3.92%).

Generally grade 7's improvements were at a higher assessment level than other grade improvements. This model corrects for these strata differences.

74% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 68 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.0.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

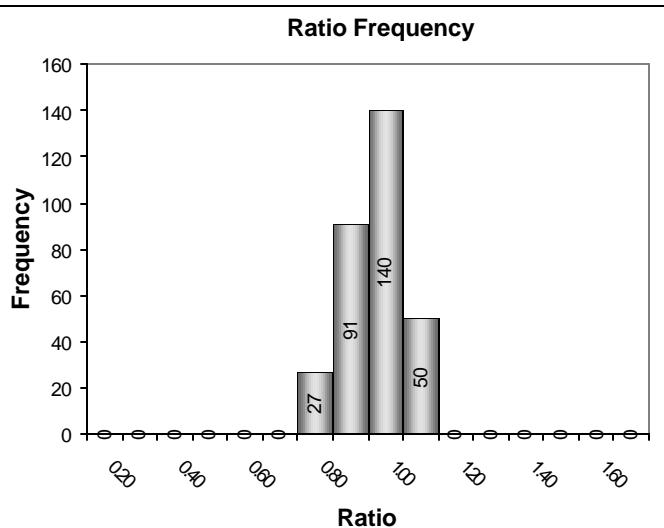
Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
7	92	0.939	0.990	5.3%	0.975	1.004
8	91	0.903	0.986	9.3%	0.968	1.005
9	50	0.903	0.988	9.4%	0.962	1.014
10	56	0.912	0.998	9.4%	0.972	1.023
>10	19	0.899	0.983	9.4%	0.936	1.030
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1960	56	0.929	0.995	7.1%	0.969	1.020
1961-1970	96	0.921	0.993	7.8%	0.978	1.008
1971-1980	83	0.909	0.994	9.3%	0.972	1.016
1981-1990	48	0.894	0.977	9.3%	0.955	0.999
1991-2002	25	0.906	0.990	9.3%	0.957	1.023
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	153	0.906	0.985	8.8%	0.971	0.998
Good	149	0.919	0.998	8.5%	0.984	1.012
Very Good	6	0.878	0.957	9.1%	0.821	1.093
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	178	0.926	1.000	7.9%	0.988	1.012
>1	130	0.899	0.982	9.2%	0.966	0.998

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
900-1350	64	0.944	1.000	5.9%	0.984	1.017
1351-1700	60	0.917	0.990	8.0%	0.970	1.010
1701-2300	51	0.917	0.998	8.8%	0.974	1.022
2301-2800	63	0.914	0.997	9.2%	0.975	1.020
2801-3500	38	0.901	0.985	9.3%	0.949	1.020
3501-4500	23	0.893	0.976	9.3%	0.930	1.022
>4500	9	0.892	0.976	9.4%	0.889	1.064
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	304	0.911	0.990	8.7%	0.980	1.000
Y	4	0.877	0.958	9.3%	0.762	1.153
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	308	0.911	0.990	8.7%	0.980	0.999
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3	146	0.905	0.989	9.2%	0.973	1.005
4	162	0.922	0.991	7.5%	0.980	1.003
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5001-8000	101	0.929	0.999	7.5%	0.985	1.013
8001-12000	76	0.920	0.993	8.0%	0.977	1.010
12001-16000	16	0.888	0.968	9.0%	0.917	1.019
16001-20000	6	0.912	0.997	9.4%	0.928	1.067
20001-30000	10	0.913	0.995	9.1%	0.921	1.069
30001-43559	76	0.900	0.984	9.3%	0.960	1.007
1AC-3AC	23	0.910	0.994	9.2%	0.941	1.046

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NE / Team-1	Lien Date: 01/01/2001	Date of Report: 8/13/2002	Sales Dates: 1/2000 - 12/2001								
Area 68-3,4	Appr ID: PPAG	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 308</p> <p>Mean Assessed Value 426,500</p> <p>Mean Sales Price 468,300</p> <p>Standard Deviation AV 248,960</p> <p>Standard Deviation SP 287,259</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.924</p> <p>Median Ratio 0.923</p> <p>Weighted Mean Ratio 0.911</p>											
UNIFORMITY											
<p>Lowest ratio 0.731</p> <p>Highest ratio: 1.099</p> <p>Coefficient of Dispersion 7.01%</p> <p>Standard Deviation 0.081</p> <p>Coefficient of Variation 8.78%</p>											
Price Related Differential (PRD) 1.014											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.913</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.933</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.915</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.933</td> </tr> </table>				<i>Lower limit</i>	0.913	<i>Upper limit</i>	0.933	<i>Lower limit</i>	0.915	<i>Upper limit</i>	0.933
<i>Lower limit</i>	0.913										
<i>Upper limit</i>	0.933										
<i>Lower limit</i>	0.915										
<i>Upper limit</i>	0.933										
SAMPLE SIZE EVALUATION											
<p>N (population size) 3349</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.081</p> <p>Recommended minimum: 11</p> <p>Actual sample size: 308</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>155</td> </tr> <tr> <td># ratios above mean:</td> <td>153</td> </tr> <tr> <td><i>z:</i></td> <td>0.114</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p> <p><i>*i.e. no evidence of non-normality</i></p>				# ratios below mean:	155	# ratios above mean:	153	<i>z:</i>	0.114		
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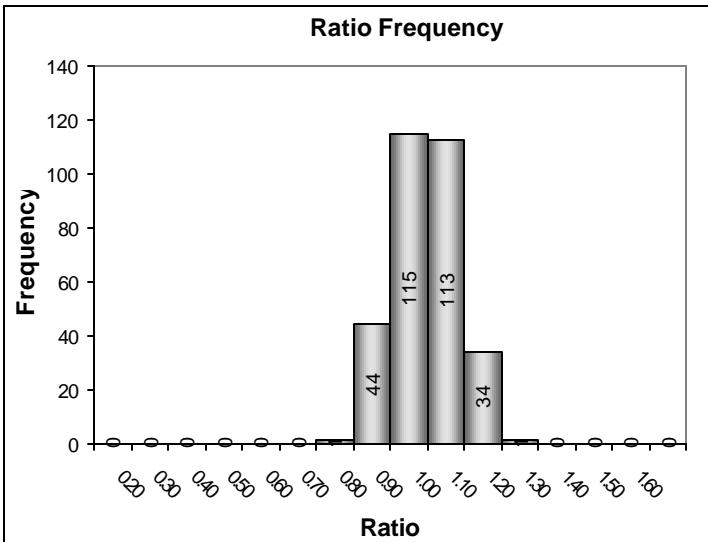
COMMENTS:

Single Family Residences throughout area 68

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NE/Team1	Lien Date: 01/01/2002	Date of Report: 8/13/2002	Sales Dates: 1/2000 - 12/2001
Area 68-3,4	Appr ID: PPAG	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	308		
<i>Mean Assessed Value</i>	463,400		
<i>Mean Sales Price</i>	468,300		
<i>Standard Deviation AV</i>	274,418		
<i>Standard Deviation SF</i>	287,259		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.999		
<i>Median Ratio</i>	0.995		
<i>Weighted Mean Ratio</i>	0.990		
UNIFORMITY			
<i>Lowest ratio</i>	0.800		
<i>Highest ratio:</i>	1.202		
<i>Coefficient of Dispersion</i>	6.93%		
<i>Standard Deviation</i>	0.086		
<i>Coefficient of Variation</i>	8.64%		
<i>Price Related Differential (PRD)</i>	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.983		
Upper limit	1.010		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	3349		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.086		
Recommended minimum:	12		
<i>Actual sample size:</i>	308		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	160		
# ratios above mean:	148		
Z:	0.684		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

Single Family Residences throughout area 68

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 68
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	222505	9131	04/07/00	591950	2760	0	9	2000	3	24501	N	N	2821 140TH AV NE
3	773265	140	01/21/00	492600	2520	0	10	2000	3	9728	N	N	14502 NE 57TH ST
3	773265	80	09/08/00	632119	3210	0	10	2000	3	9490	N	N	14575 NE 57TH ST
3	222505	9357	07/20/00	1575000	3670	1150	12	2000	3	35001	N	N	2828 140TH AV NE
3	222505	9363	10/09/01	1420000	4830	0	12	2000	3	52105	N	N	3038 140TH AV NE
3	132900	80	04/21/00	1740000	4250	0	13	2000	3	36941	N	N	13647 NE 32ND PL
4	68640	450	11/28/00	244000	1420	0	7	2000	3	7771	N	N	16854 NE 25TH ST
3	222505	9141	08/07/01	850000	2340	1790	11	1999	3	29751	N	N	3026 140TH AV NE
3	152505	9105	01/28/00	1495000	4500	0	12	1999	3	42214	N	N	4014 134TH AV NE
3	152505	9105	04/10/01	1700000	4500	0	12	1999	3	42214	N	N	4014 134TH AV NE
3	131047	100	01/26/00	1523000	4630	0	12	1999	3	51827	N	N	13969 NE 31ST PL
3	131047	100	11/28/00	1550000	4630	0	12	1999	3	51827	N	N	13969 NE 31ST PL
3	132900	170	05/09/01	1300000	4155	0	13	1998	3	34204	N	N	13875 NE 32ND PL
3	132900	170	03/03/00	1350000	4155	0	13	1998	3	34204	N	N	13875 NE 32ND PL
4	242505	9172	01/10/01	467500	3070	0	8	1997	3	6848	N	N	16671 NE 30TH ST
3	304170	245	12/05/00	270000	1480	0	7	1996	3	14288	N	N	5815 116TH AV NE
3	212505	9063	08/25/00	1325000	5040	0	10	1995	3	87120	N	N	11911 NE 34TH ST
4	415980	30	06/12/00	425000	1680	980	9	1995	3	6480	N	N	3042 170TH AV NE
4	242505	9159	07/17/00	329000	1830	0	9	1995	3	8019	N	N	3316 165TH PL NE
4	70600	110	09/21/01	473000	2680	0	10	1995	3	10666	N	N	2415 158TH PL NE
4	70600	120	08/03/01	473000	2770	0	10	1994	3	11804	N	N	2418 158TH PL NE
4	70600	30	07/31/01	544586	2980	0	10	1994	3	10435	N	N	15812 NE 25TH PL
4	70600	130	02/26/01	804000	5220	0	10	1994	3	20003	N	N	2436 158TH PL NE
3	750100	200	03/09/00	665000	3270	0	10	1992	3	15823	N	N	4916 119TH PL NE
3	750100	190	05/11/01	669000	3500	0	10	1991	3	16919	N	N	4910 119TH PL NE
3	750100	410	04/23/01	542000	3800	0	10	1990	3	11651	N	N	11708 NE 48TH PL
3	212505	9045	03/26/01	969000	4290	0	11	1990	3	54342	N	N	3510 116TH AV NE
3	152505	9171	04/21/00	2000000	6000	0	12	1990	3	75358	N	N	13550 NE 50TH ST
3	108810	490	09/07/00	582500	3060	0	7	1989	3	29900	N	N	6318 135TH AV NE
3	750100	380	04/12/01	495000	2570	0	10	1989	3	11430	N	N	4819 118TH AV NE
3	773241	460	05/18/00	430000	2460	0	9	1988	3	7810	N	N	14635 NE 57TH ST
3	108870	110	07/17/00	520000	2590	0	10	1988	3	9280	N	N	14237 NE 27TH ST
3	108870	190	06/12/01	545000	2640	0	10	1988	3	10402	N	N	14310 NE 27TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	108870	230	04/18/01	550000	2680	0	10	1988	3	10748	N	N	2706 142ND PL NE
3	108870	500	08/09/00	580000	2790	0	10	1988	3	16762	N	N	14020 NE 27TH ST
3	133170	100	03/03/00	1030000	4750	220	11	1988	4	34560	N	N	13560 NE 54TH PL
4	720587	140	08/20/01	354000	1610	500	8	1988	3	9567	N	N	16732 NE 35TH ST
4	720587	110	09/04/01	310000	1890	0	8	1988	3	7457	N	N	3515 167TH PL NE
4	720587	260	12/19/01	390000	2130	0	8	1988	3	6569	N	N	16801 NE 35TH ST
4	932851	290	05/02/00	457000	2250	1290	9	1988	3	7673	N	N	3620 169TH AV NE
3	222505	9338	09/26/00	470000	2350	0	9	1987	3	35125	N	N	2604 134TH AV NE
3	773241	430	03/01/01	485000	2450	0	9	1987	3	7810	N	N	14595 NE 57TH ST
3	773241	240	06/09/00	458000	2490	0	9	1987	3	8853	N	N	14550 NE 58TH ST
3	773241	220	09/07/01	470000	2500	0	9	1987	3	8866	N	N	14586 NE 58TH ST
3	773241	230	03/12/01	465000	2630	0	9	1987	3	8860	N	N	14572 NE 58TH ST
3	773241	60	06/12/01	478000	2650	0	9	1987	3	12792	N	N	5832 147TH AV NE
3	108870	450	09/20/01	565000	2660	0	10	1987	3	9355	N	N	14152 NE 27TH ST
3	108870	460	01/03/00	515000	2770	0	10	1987	3	9002	N	N	14136 NE 27TH ST
3	152505	9180	04/19/01	650000	2850	0	10	1987	3	34848	N	N	4740 140TH AV NE
3	108870	160	02/24/01	542500	2880	0	10	1987	3	12546	N	N	14373 NE 27TH ST
3	108870	10	05/18/00	575000	3060	0	10	1987	3	22457	N	N	14011 NE 27TH ST
3	108870	490	04/04/01	647500	3620	0	10	1987	3	22986	N	N	14048 NE 27TH ST
4	720587	70	01/29/01	339500	1440	500	8	1987	3	6484	N	N	3508 167TH PL NE
3	172785	210	09/14/00	945000	3860	0	10	1986	3	12570	N	N	3480 126TH AV NE
3	152505	9044	11/01/00	1150000	3830	0	11	1986	3	35009	N	N	4190 134TH AV NE
4	669680	310	07/25/01	349900	2280	0	8	1985	3	9519	N	N	2855 160TH PL NE
4	669680	220	08/16/01	330000	2290	0	8	1985	3	10343	N	N	16212 NE 29TH ST
4	669680	130	06/23/00	445000	2680	0	8	1985	3	9654	N	N	2892 160TH PL NE
3	176260	310	04/30/01	797500	2810	0	10	1984	3	28093	N	N	4143 118TH AV NE
3	176260	270	05/22/00	679950	3210	0	10	1984	3	28598	N	N	11726 NE 41ST ST
3	176260	160	02/12/01	749000	3340	0	10	1984	3	35096	N	N	11714 NE 43RD PL
3	176260	160	06/19/01	752000	3340	0	10	1984	3	35096	N	N	11714 NE 43RD PL
3	172785	350	02/17/00	665800	3480	0	10	1984	4	12164	N	N	3370 126TH AV NE
3	172785	200	06/14/00	875000	3960	0	10	1984	3	19221	N	N	3460 126TH AV NE
3	222505	9325	08/01/01	1100000	4110	0	11	1984	3	54261	N	N	3530 140TH AV NE
4	669680	70	04/05/00	349000	2010	0	8	1984	3	9509	N	N	16028 NE 28TH ST

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4	775250	60	03/22/00	367500	2540	0	8	1984	4	9940	N	N	15805 NE 27TH PL
4	664865	70	08/28/00	360000	2500	0	9	1983	4	10692	N	N	16010 NE 19TH PL
3	666740	110	05/07/01	601250	1930	940	10	1982	3	38000	N	N	13202 NE 55TH PL
3	222505	9288	07/10/00	745000	2640	880	10	1981	4	35719	N	N	14305 NE 30TH PL
3	803580	80	04/04/01	700000	2890	0	10	1981	3	43499	N	N	11740 NE 39TH ST
3	666740	100	06/20/00	755000	2980	0	10	1981	3	35100	N	N	13235 NE 55TH PL
3	108570	100	04/12/00	699900	3550	0	10	1981	4	34608	N	N	11700 NE 36TH PL
3	770195	60	02/25/00	685000	3160	0	10	1980	3	39248	N	N	13700 NE 34TH PL
3	770195	50	04/06/00	725000	3390	0	11	1980	3	39668	N	N	13750 NE 34TH PL
3	212505	9088	03/06/00	549900	2030	620	9	1979	4	40075	N	N	11818 NE 34TH ST
3	946470	190	08/08/00	494000	2130	920	9	1979	3	35098	N	N	3510 142ND PL NE
3	946470	250	07/17/01	659000	2300	1180	10	1979	4	35098	N	N	3314 142ND PL NE
3	946470	280	06/06/00	643000	2640	1410	10	1979	4	35098	N	N	3029 69TH AV SE
3	946470	100	06/01/00	575000	2670	0	10	1979	3	35316	N	N	3708 142ND PL NE
3	946470	320	06/01/01	742000	3020	0	10	1979	4	35098	N	N	3204 142ND PL NE
3	212505	9129	05/10/01	1177000	4530	0	10	1979	5	43560	N	N	3407 122ND PL NE
3	946470	600	05/18/00	595000	2030	860	11	1979	4	34992	N	N	3701 142ND PL NE
3	154250	120	07/17/00	890000	3830	0	12	1979	4	36540	N	N	13410 NE 51ST PL
4	202040	320	05/11/01	318500	1350	840	8	1979	3	8710	N	N	3906 171ST PL NE
4	202040	130	06/21/01	305000	1370	650	8	1979	3	8050	N	N	16928 NE 38TH PL
4	202040	150	09/12/00	257000	1390	0	8	1979	3	10400	N	N	16918 NE 38TH PL
4	202040	340	06/23/00	288225	1480	340	8	1979	4	11020	N	N	3918 171ST PL NE
4	202040	260	11/14/01	315000	2400	0	8	1979	3	7700	N	N	17039 38TH PL NE
4	202040	110	07/03/01	340000	2710	0	8	1979	4	7888	N	N	17008 NE 38TH PL
3	946470	410	09/15/00	545000	2470	700	10	1978	4	36400	N	N	3006 142ND PL NE
3	212505	9172	06/05/01	550000	3090	0	10	1978	4	31806	N	N	3103 120TH AV NE
3	946470	370	04/25/01	750450	3300	0	10	1978	3	38400	N	N	3022 142ND PL NE
3	189670	110	06/04/01	825000	3340	0	10	1978	3	37760	N	N	13404 NE 28TH ST
3	946470	450	05/09/00	690000	3770	0	10	1978	4	34400	N	N	14104 NE 30TH PL
4	242505	9145	06/26/00	303000	1430	470	8	1978	3	9583	N	N	17105 37TH ST NE
3	930440	90	02/15/01	512500	2890	0	9	1977	3	29025	N	N	13613 NE 26TH PL
3	172660	290	06/21/01	475000	2980	0	9	1977	4	13543	N	N	2923 131ST PL NE
3	172660	350	12/05/01	599000	3090	0	9	1977	3	24000	N	N	2816 131ST PL NE

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3	172660	370	07/21/00	518000	3410	0	9	1977	4	11700	N	N	2809 131ST PL NE
3	280630	110	09/11/00	670000	2740	1190	10	1977	4	34980	N	N	13816 NE 36TH PL
3	124150	351	07/02/01	629650	4130	0	7	1976	4	35741	N	N	6424 126TH AV NE
3	152505	9244	05/04/00	430000	2820	0	8	1976	3	37026	N	N	4026 140TH AV NE
3	152505	9244	12/12/01	460000	2820	0	8	1976	3	37026	N	N	4026 140TH AV NE
3	311710	180	08/14/00	399000	1900	0	9	1976	4	12500	N	N	2403 131ST PL NE
3	108900	10	04/17/00	460000	2380	0	9	1976	4	15040	N	N	2606 130TH AV NE
3	189670	70	07/10/01	625000	2720	0	10	1976	4	34768	N	N	13702 NE 28TH ST
3	222505	9028	04/07/00	705000	4110	0	10	1976	4	34848	N	N	13406 NE 37TH PL
4	183030	10	08/28/00	275000	1190	0	8	1976	4	7505	N	N	3004 169TH AV NE
4	932850	170	06/23/00	292900	1250	690	8	1976	3	7920	Y	N	3524 170TH AV NE
4	183030	30	03/10/00	303950	1540	1310	8	1976	4	7154	N	N	3020 169TH AV NE
3	108900	110	04/25/00	458000	2550	0	9	1975	4	17600	N	N	2607 131ST PL NE
3	108900	190	06/01/01	519000	2590	0	9	1975	3	14220	N	N	2806 131ST PL NE
3	311710	140	09/20/00	447500	2640	0	9	1975	3	12600	N	N	2429 131ST PL NE
3	311710	110	03/02/00	489950	2670	0	9	1975	4	10800	N	N	13100 NE 25TH ST
3	108900	220	11/08/00	515000	2980	0	9	1975	4	10500	N	N	13008 NE 28TH ST
3	172660	170	12/13/00	507425	2610	0	10	1975	4	12100	N	N	13123 NE 31ST PL
4	932850	830	08/24/00	299000	1430	930	8	1975	3	7072	N	N	3405 172ND AV NE
4	666100	310	07/06/00	350000	1600	1020	8	1975	4	8800	N	N	17003 NE 28TH PL
4	932850	160	08/08/01	279950	1660	0	8	1975	4	7700	Y	N	3518 170TH AV NE
4	932850	500	02/12/01	302500	2160	0	8	1975	3	7560	N	N	16821 35TH ST NE
3	68760	10	08/09/01	370000	1660	500	8	1974	4	38520	N	N	11605 NE 30TH PL
3	866940	30	07/02/01	585000	2500	0	8	1974	3	40000	N	N	13806 40TH AV NE
3	172700	110	09/07/00	535000	1650	1470	9	1974	4	42700	N	N	3718 130TH AV NE
3	634500	130	07/19/00	635000	2700	0	9	1974	3	36100	N	N	13431 NE 47TH ST
3	222505	9258	02/15/00	685000	2920	0	10	1974	4	34848	N	N	13432 NE 25TH ST
3	222505	9258	02/16/01	749000	2920	0	10	1974	4	34848	N	N	13432 NE 25TH ST
3	152505	9079	09/18/00	492450	2950	0	11	1974	3	43560	N	N	4445 140TH AV NE
4	932850	400	04/25/00	299950	1300	930	8	1974	3	7546	N	N	16831 35TH PL NE
4	932850	520	02/07/00	283000	1400	510	8	1974	4	7920	Y	N	16833 NE 35TH ST
4	932850	590	01/16/01	293000	1440	520	8	1974	3	6624	N	N	16911 35TH ST NE
4	932850	300	03/23/01	340000	2260	0	8	1974	4	7700	N	N	16820 35TH PL NE

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4	932850	280	07/02/01	321000	2340	0	8	1974	3	8800	N	N	16832 35TH PL NE
4	103670	200	08/06/01	305000	1910	0	9	1974	3	5115	N	N	1437 170TH PL NE
3	68760	120	11/29/00	490000	2430	0	9	1973	4	31605	N	N	11720 NE 30TH PL
3	108810	270	12/27/00	504000	2490	0	9	1973	4	35700	N	N	6343 135TH AV NE
4	572800	110	05/04/01	285000	1180	780	8	1973	3	9000	N	N	17114 NE 30TH PL
4	572800	70	03/15/00	268500	1190	240	8	1973	3	6500	N	N	17111 NE 31ST PL
4	955730	30	02/16/01	275000	1450	420	8	1973	3	7245	N	N	3309 172ND AV NE
3	212505	9140	05/29/01	499500	2180	0	8	1972	4	43560	N	N	3410 119TH AV NE
3	172700	340	09/01/00	460000	1540	560	9	1972	4	36343	N	N	3720 127TH AV NE
3	172700	790	10/02/00	519950	1650	1460	9	1972	4	19550	N	N	3518 129TH AV NE
3	172700	1050	10/24/00	470501	1800	1280	9	1972	5	15140	N	N	12810 NE 32ND PL
3	172700	300	06/22/00	568000	1970	960	9	1972	3	40500	N	N	12805 NE 36TH ST
3	172700	60	08/20/01	529700	2010	450	9	1972	4	39000	N	N	13108 NE 36TH ST
3	66280	40	10/27/00	570000	2020	1040	9	1972	4	35250	N	N	13432 NE 36TH PL
3	172700	430	03/03/00	530000	2540	1440	9	1972	4	35700	N	N	3675 130TH AV NE
3	172700	1100	04/21/00	565000	2680	0	9	1972	3	15106	N	N	12911 NE 32ND PL
3	666910	150	11/19/01	965000	3720	1000	9	1972	4	35960	N	N	3825 132ND AV NE
3	666910	50	06/06/00	460100	3180	800	10	1972	4	35011	N	N	3815 131ST AV NE
4	955730	80	06/05/00	275000	1510	420	8	1972	4	7245	N	N	3210 171ST AV NE
4	955730	220	03/16/01	338000	2370	0	8	1972	4	7575	N	N	3228 170TH AV NE
4	419350	170	03/30/01	375000	2530	0	8	1972	4	7875	N	N	2914 NE 165TH PL
3	172700	540	06/26/00	539500	1800	640	9	1971	3	35280	N	N	3312 131ST AV NE
4	955730	300	08/29/00	351000	1510	520	8	1971	3	7000	Y	N	16814 NE 33RD ST
4	955730	760	03/22/01	338000	1860	0	8	1971	4	9975	N	N	17003 NE 32ND ST
3	172700	680	04/27/00	448500	1660	780	8	1970	4	18135	N	N	3226 129TH AV NE
3	108810	480	10/23/01	639000	2910	0	9	1970	4	31500	N	N	6306 135TH AV NE
3	172700	370	10/20/00	580000	2730	900	10	1970	4	37000	N	N	12705 NE 39TH ST
3	222505	9202	08/27/01	499950	1930	710	7	1969	3	32670	N	N	2431 134TH AV NE
3	172700	440	06/14/01	775000	2870	0	10	1969	4	35590	N	N	3625 130TH AV NE
4	363090	50	10/31/00	237950	1000	590	7	1969	4	6760	N	N	1560 172ND AV NE
4	242505	9112	12/03/01	361000	2290	0	8	1969	5	15246	N	N	3040 164TH PL NE
4	68645	420	10/10/00	300000	2360	0	8	1969	4	7200	N	N	16808 NE 30TH ST
3	634500	80	01/24/00	530000	1580	1130	8	1968	4	39900	N	N	13434 NE 45TH ST

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3	634500	190	06/16/00	540000	1990	0	9	1968	4	38920	N	N	13266 NE 47TH ST
4	68645	170	04/26/01	240000	1430	0	8	1968	4	7200	N	N	16719 NE 32ND ST
4	68645	490	04/10/00	315000	2240	0	8	1968	4	11250	N	N	16606 NE 30TH ST
3	172700	380	08/10/00	625000	2080	800	10	1967	4	35475	N	N	12741 NE 39TH ST
4	68640	340	01/11/00	294950	1450	750	8	1967	4	7210	N	N	2701 169TH AV NE
4	68640	150	08/10/00	276000	1600	0	8	1967	3	7210	N	N	2623 168TH PL NE
4	68640	530	09/04/01	310000	1780	750	8	1967	4	7210	N	N	16870 NE 24TH PL
4	68640	550	01/03/01	249000	2000	0	8	1967	4	11200	N	N	2454 168TH PL NE
4	68640	290	05/15/00	310000	2350	0	8	1967	4	7210	N	N	2648 168TH AV NE
4	68640	330	06/08/00	347500	2650	0	8	1967	4	7210	N	N	2707 169TH AV NE
4	68640	1080	08/23/00	329350	2780	0	8	1967	4	7210	N	N	2463 168TH PL NE
3	62710	20	03/22/00	490000	1430	920	8	1966	4	35649	N	N	3852 136TH AV NE
3	678930	70	11/28/01	425000	2860	0	8	1966	4	43625	N	N	12212 NE 32ND ST
3	678930	70	02/23/00	487500	2860	0	8	1966	4	43625	N	N	12212 NE 32ND ST
4	691870	210	07/21/00	248500	1200	500	7	1966	4	7632	N	N	1808 163RD AV NE
4	25980	1130	04/13/00	275000	1200	1190	7	1966	4	8800	N	N	2008 NE 166TH PL
4	25980	1170	07/20/01	279000	1330	640	7	1966	4	7210	N	N	2116 NE 166TH PL
4	25970	230	12/19/01	226000	1560	0	7	1966	3	6300	N	N	16749 NE 29TH ST
4	68610	620	05/09/01	262000	1560	0	7	1966	4	5800	N	N	17128 NE 23RD ST
4	25970	180	04/03/01	289950	1650	0	7	1966	4	8250	N	N	16615 NE 30TH ST
4	691870	100	06/13/01	229000	1720	0	7	1966	3	7200	N	N	16210 NE 19TH PL
4	691870	240	09/17/01	249950	1780	0	7	1966	3	7250	N	N	16209 NE 19TH PL
4	68630	1020	12/07/00	272000	1450	400	8	1966	4	7875	N	N	2108 165TH PL NE
4	68650	60	05/03/00	308888	1450	750	8	1966	4	10011	N	N	1828 161ST AV NE
4	68620	596	07/17/01	267000	1500	0	8	1966	4	7700	N	N	1920 172ND AV NE
4	68640	840	06/07/00	259000	1600	0	8	1966	4	7150	N	N	16911 NE 26TH PL
4	68630	240	09/07/00	310000	2090	0	8	1966	4	6305	N	N	1817 167TH AV NE
4	68630	1100	07/26/00	325000	2640	0	8	1966	4	8085	N	N	16600 NE 19TH PL
3	866940	200	09/13/00	605000	2500	0	9	1965	4	77101	N	N	4265 137TH AV NE
3	779600	155	07/13/00	825000	3920	0	9	1965	4	36740	N	N	6131 128TH AV NE
3	779600	155	11/28/00	875000	3920	0	9	1965	4	36740	N	N	6131 128TH AV NE
4	25980	180	04/18/01	215000	1140	0	7	1965	4	8240	N	N	2118 168TH AV NE
4	25980	380	06/23/00	295000	1140	400	7	1965	4	6300	N	N	2009 166TH PL NE

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4	691870	230	08/01/00	235000	1200	350	7	1965	3	5880	N	N	16215 NE 19TH PL
4	691860	30	06/23/00	250000	1200	720	7	1965	4	7800	N	N	16213 NE 18TH ST
4	25960	800	11/09/01	251000	1230	500	7	1965	3	7700	N	N	16525 NE 27TH ST
4	25980	530	04/05/00	224950	1250	0	7	1965	3	7068	N	N	2323 167TH AV NE
4	25980	910	06/27/01	239950	1250	0	7	1965	4	7107	N	N	2221 168TH AV NE
4	25980	580	01/12/01	235000	1310	0	7	1965	3	6930	N	N	2216 167TH AV NE
4	25980	940	02/21/00	265000	1330	420	7	1965	4	7210	N	N	16747 NE 23RD PL
4	25980	810	02/23/01	270000	1330	800	7	1965	3	8240	N	N	2007 NE 168TH ST
4	25970	110	07/12/00	299950	1330	500	7	1965	4	10686	N	N	16720 NE 29TH ST
4	25970	340	03/26/01	305900	1330	700	7	1965	4	8056	N	N	16728 NE 28TH ST
4	68610	640	06/19/00	275000	1350	630	7	1965	4	8050	N	N	17112 NE 23RD ST
4	25980	160	10/17/00	228000	1400	0	7	1965	3	7210	N	N	2212 168TH AV NE
4	25980	140	02/27/01	250000	1430	0	7	1965	4	7210	N	N	2226 168TH AV NE
4	691860	160	03/09/01	268000	1200	720	8	1965	4	8000	N	N	1753 162ND AV NE
4	68630	460	12/03/01	326000	1260	650	8	1965	3	8400	N	N	16613 NE 18TH ST
4	68620	680	06/09/00	279000	1340	630	8	1965	3	8881	N	N	17017 NE 20TH ST
4	68630	1050	03/08/01	269000	1390	670	8	1965	4	7875	N	N	1928 165TH PL NE
4	68620	760	04/27/00	260000	1540	0	8	1965	4	7875	N	N	17020 NE 18TH ST
4	68620	1230	07/26/01	270000	1600	0	8	1965	4	8330	N	N	16717 NE 18TH ST
4	68620	640	06/15/01	279000	1750	0	8	1965	4	8000	N	N	1905 172ND AV NE
4	68620	420	03/08/00	283500	2580	0	8	1965	3	7700	N	N	16847 NE 18TH ST
4	68620	420	09/26/00	315000	2580	0	8	1965	3	7700	N	N	16847 NE 18TH ST
3	108810	180	02/04/00	522000	1970	490	8	1964	4	34300	N	N	6148 133RD AV NE
3	152505	9165	12/04/00	581000	2120	0	8	1964	4	54014	N	N	4204 134TH AV NE
4	25960	1100	11/27/00	256000	1190	1100	7	1964	3	7125	N	N	16541 NE 27TH PL
4	25960	870	04/17/01	276000	1190	1140	7	1964	3	8760	N	N	2702 167TH AV NE
4	25980	990	11/08/01	282000	1210	350	7	1964	4	5320	N	N	2223 167TH PL NE
4	25960	1110	05/03/00	220000	1220	0	7	1964	4	7140	N	N	16535 NE 27TH PL
4	25960	900	01/29/01	233000	1220	0	7	1964	3	9310	N	N	2720 167TH AV NE
4	25960	1000	01/02/01	209710	1250	0	7	1964	3	7200	N	N	2728 165TH AV NE
4	691860	120	05/02/01	249950	1660	0	7	1964	4	8820	N	N	16224 NE 18TH ST
4	68620	730	10/23/00	275000	1430	0	8	1964	4	9230	N	N	1814 170TH AV NE
4	68620	1000	07/03/01	288000	1780	0	8	1964	4	7260	N	N	1825 170TH AV NE

Sales Available for Annual Update Analysis
Area 68
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	68620	1010	05/15/00	276000	1860	0	8	1964	4	7700	N	N	1819 170TH AV NE
4	68620	1060	08/01/00	276630	1860	0	8	1964	4	7350	N	N	16848 NE 18TH ST
4	68620	1170	10/26/00	276950	2140	0	8	1964	4	7000	N	N	1919 168TH AV NE
4	68610	430	10/13/00	232500	1080	1010	7	1963	3	7700	N	N	2107 170TH AV NE
4	68610	380	06/01/00	275000	1110	920	7	1963	3	9600	N	N	2203 170TH AV NE
4	68610	380	02/25/00	279000	1110	920	7	1963	3	9600	N	N	2203 170TH AV NE
4	25960	370	06/13/00	230000	1190	550	7	1963	3	8664	N	N	2419 166TH AV NE
4	25960	520	08/15/01	230000	1220	0	7	1963	4	7210	N	N	16610 NE 25TH ST
4	25960	450	05/08/00	234000	1220	0	7	1963	3	7910	N	N	2500 167TH PL NE
4	25960	350	05/17/01	235000	1250	0	7	1963	3	8208	N	N	2412 165TH PL NE
4	25960	660	04/02/01	282400	1270	670	7	1963	3	5850	N	N	2533 166TH AV NE
4	68610	940	02/15/00	222500	1450	0	7	1963	3	7700	N	N	2113 169TH AV NE
4	68610	200	07/13/00	242500	1450	0	7	1963	4	7700	N	N	2126 169TH AV NE
4	68610	930	08/17/00	248500	1450	0	7	1963	4	7700	N	N	2109 169TH AV NE
4	25960	580	05/22/01	250000	1460	0	7	1963	3	7957	N	N	16617 NE 26TH ST
4	68610	140	11/10/00	287000	1860	0	7	1963	4	9200	N	N	17008 NE 23RD PL
4	68610	690	06/21/00	294000	1410	670	8	1963	3	7500	N	N	1821 169TH PL NE
3	866940	160	02/15/01	695000	2770	1350	9	1962	4	34800	N	N	13660 NE 42ND ST
3	779600	135	11/09/01	610000	2640	0	9	1961	3	39396	N	N	6150 128TH AV NE
4	404070	280	07/17/01	220000	1200	0	7	1961	4	7800	N	N	1455 168TH PL NE
4	404070	70	03/13/01	235000	1220	0	7	1961	4	8250	N	N	1446 169TH PL NE
3	62710	60	05/09/00	528000	1630	0	8	1960	4	38050	N	N	3831 140TH AV NE
3	222505	9148	06/21/01	550000	1860	950	8	1960	4	41075	N	N	2827 134TH AV NE
3	779600	50	10/17/01	560000	2770	0	8	1960	3	38330	N	N	6126 130TH AV NE
4	329850	660	07/25/00	209000	960	940	7	1960	3	5625	N	N	16926 NE 16TH PL
4	329850	790	07/12/00	212000	960	250	7	1960	4	7350	N	N	16809 NE 16TH PL
4	329850	220	09/21/00	239000	960	570	7	1960	4	7280	N	N	1621 169TH AV NE
4	329840	630	08/25/00	190575	990	0	7	1960	3	7350	N	N	16431 NE 16TH PL
4	329840	490	12/20/01	206000	990	0	7	1960	4	7350	N	N	1613 NE 166TH PL
4	329850	740	04/13/00	253950	990	360	7	1960	4	7140	N	N	16935 NE 17TH PL
4	329840	550	08/28/00	189950	1070	0	7	1960	3	5355	N	N	1620 165TH AV NE
4	329840	650	08/30/00	199950	1070	0	7	1960	3	7350	N	N	16505 NE 16TH PL
4	329850	10	07/30/01	180000	1100	0	7	1960	4	7280	N	N	1656 168TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	329850	420	04/12/00	185000	1100	0	7	1960	4	7280	N	N	1619 172ND AV NE
4	329840	160	03/31/00	198950	1100	0	7	1960	4	7350	N	N	1618 166TH AV NE
4	329850	680	06/27/00	197500	1100	0	7	1960	3	7828	N	N	16934 NE 16TH PL
4	329850	590	11/06/00	212000	1100	0	7	1960	3	7280	N	N	1636 169TH AV NE
4	329840	220	10/25/01	218225	1100	0	7	1960	3	7350	N	N	1625 167TH AV NE
4	329850	680	08/16/01	213000	1100	0	7	1960	3	7828	N	N	16934 NE 16TH PL
4	329850	250	06/28/01	213950	1100	0	7	1960	3	7280	N	N	1639 169TH AV NE
4	329850	640	05/30/01	227500	1110	470	7	1960	3	5040	N	N	16918 NE 16TH PL
4	329840	270	06/26/00	210000	1220	0	7	1960	4	5500	N	N	1636 167TH AV NE
4	329840	20	11/27/00	208000	1240	0	7	1960	4	7665	N	N	1611 NE 164TH PL
4	329850	780	08/10/00	218500	1280	250	7	1960	3	7875	N	N	16803 NE 16TH PL
4	329850	730	12/18/00	229500	1300	360	7	1960	3	8840	N	N	1641 171ST AV NE
4	440110	50	06/19/00	290000	2260	0	7	1960	5	10650	N	N	16422 NE 29TH ST
3	222505	9117	12/26/00	455000	1850	0	8	1959	4	47916	N	N	13231 NE 40TH ST
3	108890	115	12/29/00	472000	2620	1050	8	1959	3	58806	N	N	14 BRIDLEWOOD CIR
4	737630	80	12/04/01	233000	1570	0	7	1959	4	10350	N	N	16224 NE 28TH ST
4	440110	40	07/07/00	269500	1790	0	7	1959	4	10650	N	N	16414 NE 29TH ST
3	678930	65	08/15/01	590000	1910	1700	8	1958	4	53085	N	N	12230 NE 32ND ST
4	775200	55	05/24/00	258500	1510	0	7	1958	4	10050	N	N	16238 NE 27TH ST
4	775240	50	09/24/01	280000	1690	400	7	1958	4	10050	N	N	16230 NE 25TH ST
4	775240	5	12/10/01	247950	1340	400	7	1957	3	9525	N	N	2513 162ND AV NE
4	775200	160	08/01/00	229000	1420	0	7	1957	3	9856	N	N	2612 162ND AV NE
4	775160	110	04/02/01	265000	1490	0	7	1957	4	11360	N	N	2421 161ST AV NE
4	775200	65	07/10/01	225000	1550	0	7	1957	4	10050	N	N	16222 NE 27TH ST
4	775240	70	12/06/01	291000	1570	0	7	1957	4	9492	N	N	2515 164TH AV NE
3	222505	9056	08/08/00	512000	2010	0	8	1956	4	34848	N	N	2840 134TH AV NE
4	775200	125	03/14/00	213000	1440	0	7	1956	4	10170	N	N	16252 NE 26TH ST
4	775160	55	04/24/01	245000	1530	0	7	1956	3	11360	N	N	2410 159TH AV NE
4	775200	25	08/28/01	269500	1610	0	7	1956	4	10050	N	N	16237 NE 28TH ST
4	775200	80	07/27/00	264000	1880	0	7	1956	3	9968	N	N	2714 162ND AV NE
3	108890	140	02/21/01	570000	2310	0	7	1955	4	71438	N	N	24 BRIDLEWOOD CIR
3	152505	9074	01/18/01	400000	2500	0	7	1955	3	35802	N	N	4230 140TH AV NE
3	108890	15	06/05/01	517500	1720	0	8	1955	4	79279	N	N	32 BRIDLEWOOD CIR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	152505	9114	07/30/01	698000	2730	320	8	1955	4	52272	N	N	4204 132ND AV NE
4	775160	35	06/05/01	271500	1590	0	7	1955	3	11360	N	N	2421 160TH AV NE
4	775160	135	08/23/00	260000	1690	0	7	1955	4	11360	N	N	2420 160TH AV NE
3	68760	160	12/01/00	360000	1840	0	9	1954	4	37625	N	N	11600 NE 30TH PL
3	235130	40	07/24/00	670000	3270	660	10	1951	4	42625	N	N	12104 NE 33RD ST
3	222505	9204	06/13/00	662000	2520	1010	7	1945	4	43560	N	N	3233 134TH AV NE
3	222505	9066	06/18/01	586780	2420	0	8	1941	3	40510	N	N	3207 134TH AV NE
3	152505	9155	02/11/00	730000	3510	0	9	1941	5	39639	N	N	4457 140TH AV NE
3	152505	9075	02/07/00	660000	5270	730	9	1936	5	43560	N	N	4734 140TH AV NE
3	172660	390	09/13/00	325000	1840	0	7	1926	4	14400	N	N	2906 130TH AV NE
3	152505	9110	03/16/00	675000	3580	0	10	1926	3	70131	N	N	4210 132ND AV NE

Vacant Sales Available to Develop the Valuation Model
Area 68

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	152505	9095	10/30/00	208526	51400	N	N
3	152505	9095	09/01/01	465000	51400	N	N
3	212505	9192	08/23/00	319000	93177	N	N
3	222505	9195	04/27/00	600000	87555	N	N
3	222505	9358	09/04/01	190000	16702	N	N
4	242505	9170	02/21/01	137500	9483	N	N